

DRAFT

PL570

For Sale by direction of Messrs G & J Brierley

Circa 4 Acres Excellent Pastureland Incorporating 3 Timber Stables



Arna Wood Lane Nr Aldcliffe, Lancaster, LA2 0AE

Price: Offers Over £75,000

Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office

Comprising circa 4 acres of very good fertile pastureland principally divided into 6 paddocks incorporating 3 timber stables on skids with rubber mat topping (*1 currently used as store*).

Power is via generator (*not included*).

The water supply is via catchment only.

The bulk of the land is on a well-drained gentle gradient and there is ideal potential for the purchaser to sub divide the property if desired by means of creating a new completely independent 2nd access off the top road (*subject to necessary planning permission / Highways approval being first obtained*)

(Please note there are restrictive covenants on this land whereby the land can only be used for the purposes of agricultural or for the grazing of horses and other animals).

Tenure: Freehold with vacant possession upon completion.

Solicitors: Oldfields Solicitors, 18-20 Lancaster Road, Carnforth, Lancashire, LA5 9LD.
Tel: 01524 733 926.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham,
Nr Lancaster, LA2 7HF. Tel: 015242 61444.

Through whom all offers and negotiations should be conducted.

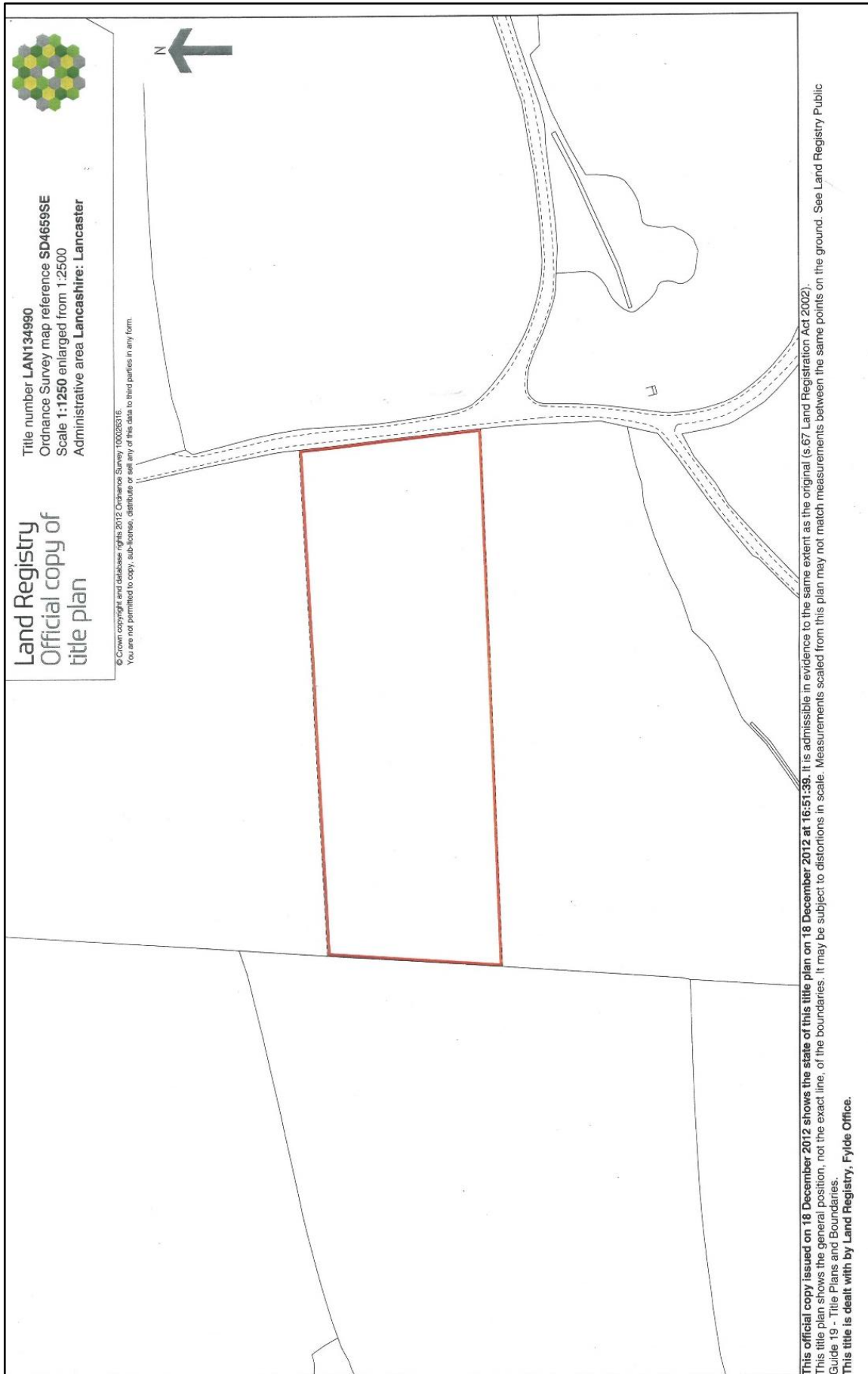
Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

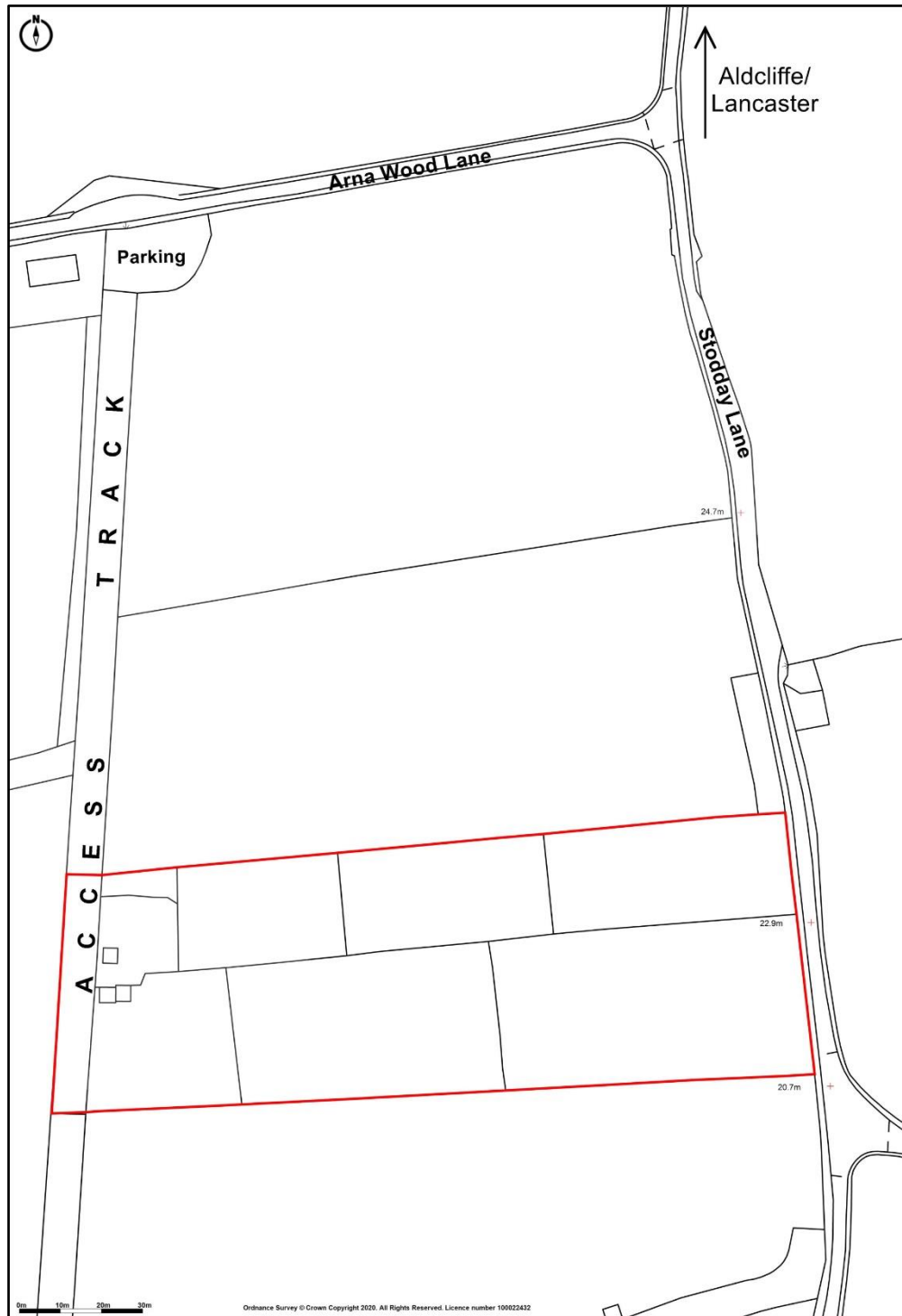


Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

Copy Title / Boundary Plan



Location Plan



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